

044.A

0007

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

673,500 /

673,500

USE VALUE:

673,500 /

673,500

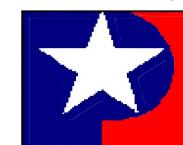
ASSESSED:

673,500 /

673,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
70		PARK ST, ARLINGTON

OWNERSHIP		Unit #:	A
Owner 1:	CHEN CHUNSHENG		
Owner 2:	YUAN BINGBING		
Owner 3:			

Street 1:	70 PARK ST UNIT A
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	SIRVA RELOCATION LLC -
Owner 2:	-

Street 1:	1801 CALIFORNIA ST
Twn/City:	DENVER
St/Prov:	COMA
Postal:	
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2000, having primarily Vinyl Exterior and 1749 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7236																

IN PROCESS APPRAISAL SUMMARY												Legal Description						User Acct				
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value														230324			
102	0.000	673,500			673,500														GIS Ref			
																		GIS Ref				
																		Insp Date				
																		05/31/18				

Total Card	0.000	673,500			673,500														Entered Lot Size			
Total Parcel	0.000	673,500			673,500														Total Land:			
Source:	Market Adj Cost		Total Value per SQ unit /Card:	385.08		/Parcel:	385.0												Land Unit Type:			

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good														
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color:				A Kits:	Rating:														
View / Desir: N	- NONE			Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B-	- Good (-)			CONDOS INFORMATION				RESIDENTIAL GRID											
Year Blt: 2000	Eff Yr Blt:				Location: E	- End Unit	1st Res Grid				Desc: Line 1	# Units: 1							
Alt LUC:	Alt %:				Total Units:	FY LR DR D K FR RR BR FB HB L O													
Jurisdict:	Fact: .				Floor: 1	- 1st Floor													
Const Mod:				% Own:	50.000000000														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG	- Very Good	5.7	%	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 1	- Drywall			Functional:			%	Interior:	1	5	3	1							
Sec Int Wall: 10	- None			Economic:			%	Additions:											
Partition: T	- Typical			Special:			%	Kitchen:											
Prim Floors: 3	- Hardwood			Override:			%	Baths:											
Sec Floors:				Total:	5.7	%		Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	245.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:				Size Adj.: 0.84305316	Rate				General:										
Electric: 3	- Typical			Const Adj.: 1.04989493	Parcel ID:	Typ:	Date:	Sale Price:											
Insulation: 3	- Typical			Adj \$ / SQ: 216.854															
Int vs Ext: S				Other Features: 57962															
Heat Fuel: 2	- Gas			Grade Factor: 1.21															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.35000002															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val:												
Solar HW: NO				Adj Total: 714230	Juris. Factor:		Before Depr:	354.23											
% Com Wall				Depreciation: 40711	Special Features: 0		Val/Su Net:	385.08											
				Depreciated Total: 673519	Final Total: 673500		Val/Su SzAd:	385.08											
MOBILE HOME				Make:		Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.A-0007-0005.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:							